

ZB# 92-26

Chris & Steve Bello

75-8-4

Rec'd.

Aug. 28, 1992

Area Variance

Motion to sched.

P.H. -

Copy of ~~it~~ here
(1) ~~Deed~~
(2) Title Report

Applicant to contact
me upon receipt of
List. - (put date on ✓)

Notice to Sentinel on 9/1/92.

Sept. 14, 1992
Public Hearing:

Area Variance
Granted

~~Do F.D.~~

Get ~~Attys~~ Time

Refund: \$43.00

paid

ck. # 032121

MADE IN U.S.A.

NO. 753 1/3

ESSELTE

Oxford®

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12830

Received of Stephen Becco Aug 85 19 92
\$ 50.00

Fifty and 00 DOLLARS

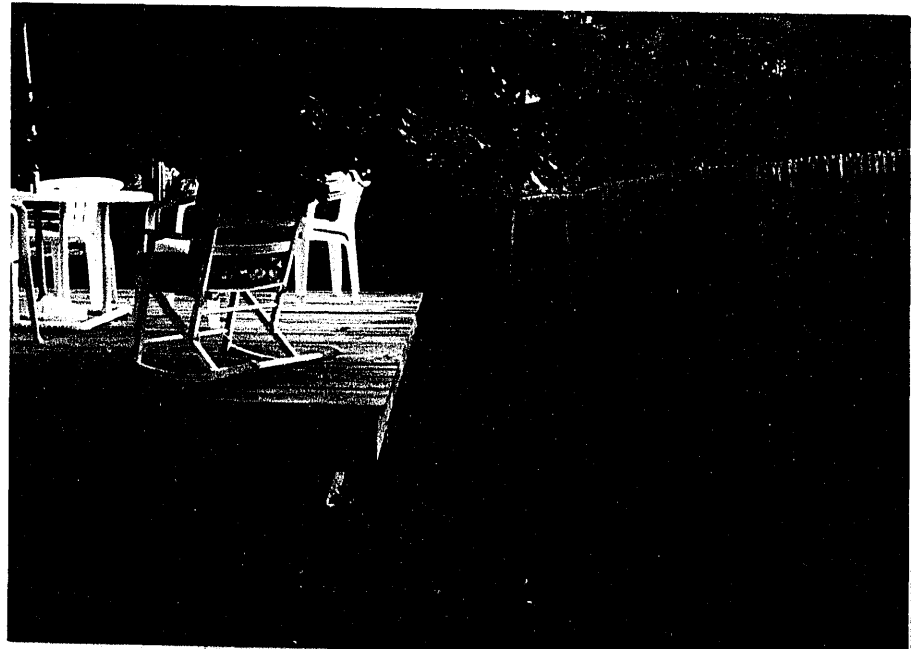
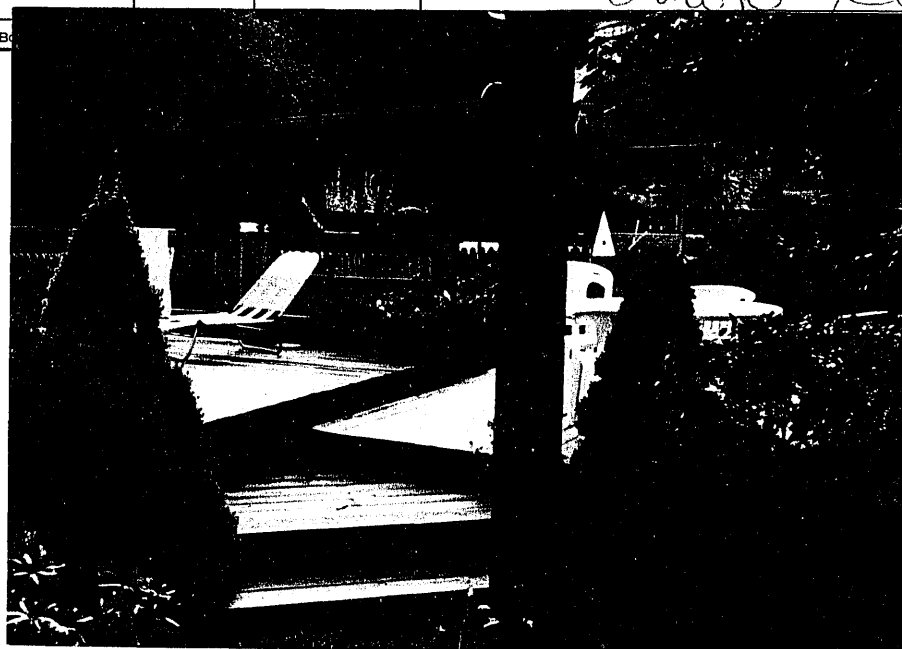
For EBR App. Fee 92-26 '00

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 6.309		50.00

By Pauline H. Townsend
Town Clerk

© WILLIAMSON LAW B



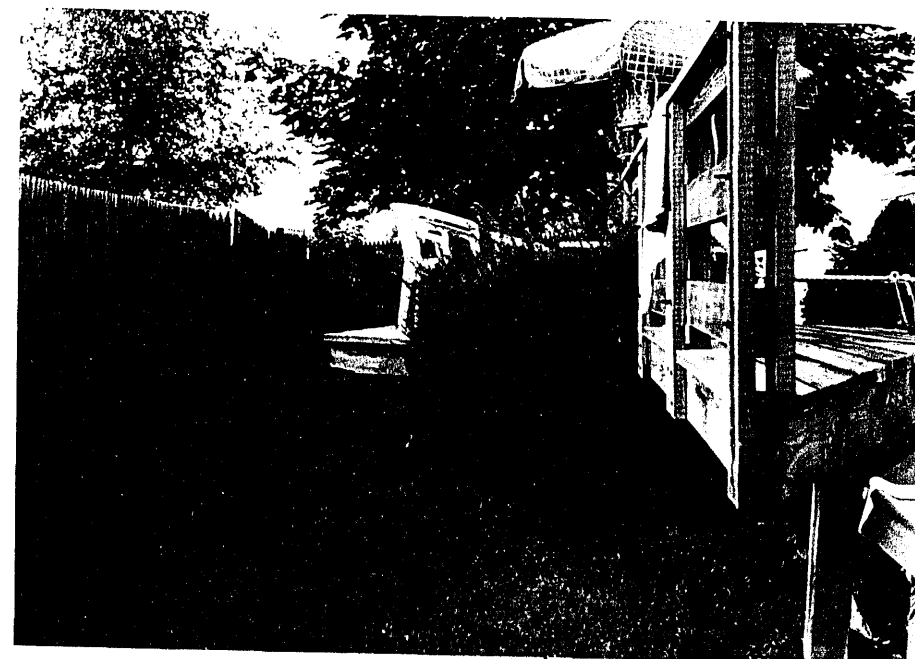
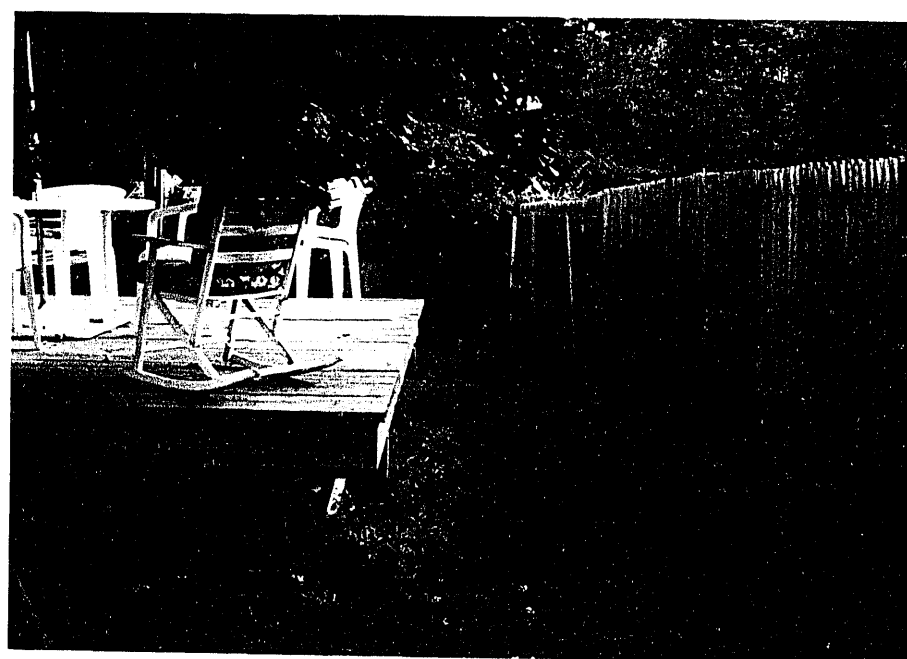
207264 - PARK. Chang

07-264-722

FUND	CODE	AMOUNT
026309		50.00

© WILLIAMSON LAW B

By Pauline J. Townsend
Down Clark



APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Chris & Steve Bell

FILE # 92-26.

RESIDENTIAL: \$50.00

COMMERCIAL: \$150.00

APPLICATION FOR VARIANCE FEE \$ 50.00 paid
* * * * * ck. # 6309.

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 250.00 paid
ck. # 6309.

DISBURSEMENTS -

STENOGRAPHER CHARGES:

PRELIMINARY MEETING - PER PAGE 8/24/92 - 3 pages . . \$ 13.50.
2ND PRELIM. MEETING - PER PAGE \$
3RD PRELIM. MEETING - PER PAGE \$
PUBLIC HEARING - PER PAGE 9/14/92: 3 pages . . . \$ 13.50
TOTAL \$ 27.00

ATTORNEY'S FEES:

PRELIM. MEETING- None HRS. \$
2ND PRELIM. HRS. \$
3RD PRELIM. RA .20 HRS. \$
FORMAL DECISION 1.0 HRS. \$

TOTAL HRS. 1.2 @ \$ 150.00 PER HR. \$ 180.00
TOTAL \$ 180.00

MISC. CHARGES:

_____. \$
TOTAL \$ 207.00.

LESS ESCROW DEPOSIT . . . \$
(ADDL. CHARGES DUE) . . . \$
REFUND TO APPLICANT DUE . \$ 43.00. Refund

STEPHEN J. BELLO
CHRISTIANE K. BELLO
368 BYRON LANE
NEW WINDSOR, NY 12553

6308

8/25 1992

50-235 670
219

*Pay to the
order of*

Town of New Windsor

\$ 250 -

Two hundred Fifty & 00/100

Dollars

THE
BANK OF
NEW
YORK

67 Lafayette Avenue
Suffern, NY 10901

Memo #92-26. (ZBA)

Stephen J. Bello

⑆021902352⑆ ⑈0252103023⑈ 6308

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⑆021902352⑆ ⑈0252103023⑈ 6309

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

STEPHEN BELLO

DECISION GRANTING
AREA VARIANCE

#92-26.

-----X

WHEREAS, STEPHEN BELLO, 368 Byron Lane, New Windsor, New York 12553, has made application before the Zoning Board of Appeals for a 5 ft. side yard variance for an existing deck at the above location in an R-4 zone: and

WHEREAS, a public hearing was held on the 14th day of September, 1992 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, applicant appeared in behalf of himself and spoke in support of the application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to vary the provisions of the bulk regulations, specifically the supplementary yard regulations of Section 48-14(A)(1)(b) pertaining to the set back of an accessory building (a deck in the instant case) from any lot line, in order to allow an existing deck located at his residential dwelling in an R-4 zone.

3. The evidence presented by the applicant substantiated the fact that a variance for less than the allowable side yard, would be required in order for applicant to obtain a certificate of occupancy for the existing deck located at the applicant's residential dwelling, which otherwise would conform to the bulk regulations in the R-4 zone.

4. The evidence presented by the applicant indicated that, about 10 years ago, he added a pool to his residential property, and later added a deck around it. The contractor who installed the pool and deck advised the applicant, erroneously as applicant later discovered, that no Building Permit (Certificate of Occupancy) was required for this work.

5. When the applicant discovered that the contractor's

cc: Ap.
w/ Refund
\$ 43.00

advice was wrong, he also discovered that the deck (but not the pool) failed to comply with the 10 foot set back from any lot line requirement of Section 48-14(A)(1)(b) of the Supplementary Yard Regulations.

6. The applicant now submits the instant application for an area variance in order to try to obtain a Certificate of Occupancy for the existing deck.

7. The evidence presented by applicant substantiated the fact that applicant will suffer a monetary loss if this application is denied since the residential dwelling is now on the market for sale and has been shown to prospective purchasers with the existing deck around the pool, and if the application is denied, applicant would then have to remove the violative portion of the deck, rendering the residential dwelling less marketable.

8. Although the applicant's removal of the violative portion of the deck would obviate the necessity for obtaining the instant area variance, this would have the effect of negatively impacting the public health, safety and welfare, since it would leave a part of the pool (which is located within the required setbacks) unprotected by a deck.

9. It is the finding of this Board, from the evidence submitted by the applicant, that the applicant would suffer significant economic injury from the strict application of the bulk regulations because applicant cannot obtain additional land area in order to meet the set back requirements and removal of the violative portion of the deck would devalue the property and negatively impact the public health, safety and welfare.

10. It is the finding of this Board that the applicant has made a sufficient showing of practical difficulty, entitling him to the requested area variance.

11. The requested variance will not produce an undersirable change in the character of the neighborhood or create a detriment to nearby properties.

12. There is no other feasible method available to applicant which can produce the benefit sought other than the variance procedure.

13. The requested variance is substantial in relation to the bulk regulations for side yard. However, applicant has stated that at the time of construction of the deck, he was advised by the contractor that he did not require a building permit. Applicant relied on this information and did not pursue a building permit and thus did not know that the supplementary yard regulations which provide that an accessory building or structure must be set back 10 ft. from any lot line, thus requiring applicant to apply for a 5 ft. side yard variance. It is the finding of this Board, after considering all the evidence, that the negative impact upon the health, safety and welfare of the instant application were denied and the applicant was required to remove the violative portion of the deck, creates a valid reason

for granting the substantial variance sought by the applicant.

14. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

15. The difficulty the applicant faces in conforming to the bulk regulations is a self-created one since he did not pursue a building permit for the deck. He now is seeking to rectify the situation by applying for the necessary side yard variance.

16. It is the finding of this Board that the benefit to the applicant, if the requested area variance is granted, outweigh the detriment to the health, safety and welfare of the neighborhood or community by such grant.

17. It is the further finding of this Board that the requested area variance is the minimum variance necessary and adequate to allow the applicant relief from the requirements of the bulk regulations and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

18. The interests of justice will be served by allowing the granting of the requested area variance.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 5 ft. side yard variance to allow an existing deck at the above location in an R-4 zone as sought by applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: October 26, 1992.

Chairman

(ZBA DISK#8-091492.JN)

Date 10/9/92, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 389 Morris Hill Rd DR.
New Windsor NY 12553

DATE			CLAIMED	ALLOWED
11/4/92		Zoning Board 63 pages	75 00	
		Misc. 3	13 50	
		Mobil - 23	10 3 50	
		Belinsky - 12	54 00	
		Clancy - 10	45 00	
		Windsor Enterprises - 7	31 50	
		Schumacher - 5	22 50	
		Bella - 3		
			358 50	

September 14, 1992

59

PUBLIC HEARING: BELLO, STEPHEN & CHRIS

MR. FENWICK: This is a request for 5 foot side yard for existing deck located at 368 Byron Lane in an R-4 zone.

Stephen Bello came before the Board representing this proposal.

MR. FENWICK: Tell us what you'd like to do or what you have done and reason why you were rejected.

MR. BELLO: What we have done we put our house up on the market for sale and we had had an above ground pool installed about 10 years ago. Subsequently, we had a deck built around it. And we find out that prior to closing on the house, we needed C.O.'s on both the pool and the deck. Well, the pool meets code but we found out that the deck was within the 10 foot side boundaries and we decided well this would be the way to pursue it would be the variance. I can tell you at this time ten years ago the contractor told us don't worry, no building permit was needed. I think that was a common phrase. I had supplied during preliminary hearing there were some photographs and diagram of what the deck looks like.

MR. FENWICK: This is new to me, I was not at the hearing that you were here.

MR. LUCIA: The variance sought here is pursuant to Section 48-14A-1-B, that's supplementary yard regulations which would provide that an accessory building and deck would be considered accessory building, shall be setback 10 feet from any lot line. And in this case, it's only 5 feet.

MR. BELLO: That is correct.

MR. FENWICK: We have Notice of Publication, we have assessor's list, we have Affidavit.

MR. LUCIA: Thank you for submitting copy of your deed. Although not spelled out, I gather that your property is subject to some covenants and restrictions. Is there anything to your knowledge affecting the title to this property which would prohibit you from maintaining

the accessory structure for which you now seek a variance.

MR. BELLO: No.

MR. LUCIA: Should this Board determine to grant you a variance, would that produce an desirable change in the character in the neighborhood or nearby properties if a variance is granted?

MR. BELLO: Not at all.

MR. LUCIA: Is the benefit you seek in applying for this variance achievable by some other method feasible for you to pursue other than a variance?

MR. BELLO: No, unless with a great expense, no.

MR. LUCIA: That great expense would be dismantling the deck?

MR. BELLO: Moving and excavating.

MR. LUCIA: If it's feasible to have the deck surrounded, moved in that fashion?

MR. BELLO: I'm sorry.

MR. LUCIA: Would you have no deck on one side of the pool?

MR. BELLO: That is correct.

MR. LUCIA: And that would be a health and safety problem?

MR. BELLO: Correct.

MR. LUCIA: Is the variance you seek substantial?

MR. BELLO: I don't think so.

MR. LUCIA: The proposed variance have an adverse effect or impact on physical or environmental conditions in the neighborhood or district?

MR. BELLO: No, it will not.

September 14, 1992

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MR. LUCIA: Did you create this difficulty yourself?

MR. BELLO: Yes, I did.

MR. LUCIA: On the advise of a contractor who told you no building permit was necessary?

MR. BELLO: Yes.

MR. LUCIA: And you're now seeking to rectify that?

MR. BELLO: Yes.

MR. LUCIA: Thank you.

MR. FENWICK: Any questions from Members of the Board? At this time, I'll open it up to the public. Seeing there's no public here, I'll close it and bring it back to the Members of the Board. I'll entertain a motion to grant the variance, if there are no questions.

MR. NUGENT: I'll make the motion.

MR. TANNER: I'll second it.

ROLL CALL:

Mr. Torley	Aye
Mr. Konkol	Aye
Mr. Tanner	Aye
Mr. Nugent	Aye
Mr. Fenwick	Aye

MR. BELLO: Thank you very much.

Date 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

TO Frances Roth, 351 Morris Hill Rd DR.

New Windsor, N.Y. 12553

DATE			CLAIMED	ALLOWED
5/24/12	Zoning Board Meeting		75 00	
	Misc. - 0			
	Cavalari - 7			
	Bello - 3 13.50.			
	Dantes - 6			
	Newcomb - 3			
	Dio Guardia - 1			
			90 00	
			165 00	

BELLO, STEVE

MR. KONKOL: Request for five feet side yard variance for existing deck at 368 Byron Lane in an R-4 Zone.

Mr. Steve Bello came before the Board representing this proposal.

MR. KONKOL: Tell us why you are looking for this variance.

MR. BELLO: We had built a pool about ten years ago and subsequently we built a deck around it and at that time, never received a building permit or never applied for one. We've since put the house up on the market and realized that C.O. is needed for both the deck and the pool.

MR. KONKOL: so, the deck is existing now?

MR. BELLO: Yes.

MR. KONKOL: About ten years old?

MR. BELLO: Yes.

MR. NUGENT: Don't say anything about the pool, just existing deck.

MR. BELLO: The pool is within, I think you have the diagram.

MR. KONKOL: It's existing, goes right along and your neighbors haven't raised any cane about it?

MR. BELLO: No, that is, it juts out, it's a two level deck and the bottom level juts out.

MR. KONKOL: This surfaced when you're going through a refinance?

MR. BELLO: No, when we had the house for sale.

MR. KONKOL: Is that your fence that is back there, this fence?

August 24, 1992

9

MR. BELLO: That is a fence.

MR. TANNER: This is the portion here you need the variance for.

MR. BELLO: Yes, it's a two level deck and that is the top, that is the bottom. Actually, it is connected, this is nine feet three inches so actually it would be for the whole deck.

MR. KONKOL: Any questions from the board on this?

MR. NUGENT: No.

MR. KONKOL: Can I have a motion that we set him up for a public hearing?

MR. TORLEY: So moved.

MR. NUGENT: I'll second it.

ROLL CALL

MR. NUGENT	AYE
MR. TANNER	AYE
MR. TORLEY	AYE
MR. KONKOL	AYE

MR. KONKOL: What you're going to have to do, you'll see Mrs. Barnhart, she'll give you all the papers and you're going to have to prepare yourself to stress why you can't do anything with the deck with the hardship and so forth.

MR. TORLEY: You're looking for an area variance, you have to show practical difficulty, why you couldn't put the deck someplace else, what the economic hardship would be to remove the deck, things like that.

MR. BELLO: Okay.

MR. KONKOL: It's more or less spelled out in the package.

August 24, 1992

10

MR. TORLEY: Town of New Windsor actually tries to make the forms intelligible.

MRS. BARNHART: That is if anybody reads them.

MR. BELLO: I think you'll find it's probably quite a few people in my situation.

MR. TORLEY: Oh, yes.

MRS. BARNHART: There's two checks that are due, \$50 and \$250, \$250 is for consultation type fees that includes the attorneys time and the steno's time and any other incidentals that we should have. If it goes for a long period, and if there's a lot of complicated stuff that is going on, then it might be a little bit more then. Again, you might get some money back. We have no way of knowing at this point which way it will go.

MR. TORLEY: When you come for your public hearing, talk in small sentences so if it's more than a page.

MR. BELLO: The moneys I pay at that time?

MRS. BARNHART: When you file this paperwork, first of all, read the procedure and then when you're ready to file your application, call me and come in and then at that time, your fees will be due.

MR. BELLO: Appreciate it, thank you for your help, thank you.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

In the Matter of Application for Variance of

Stephen J. Bello & Christiane R. Bello.

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

#92-26.

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

PATRICIA A. BARNHART, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

On Sept. 1, 1992, I compared the 53 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for variance and I find that the addressees are identical to the list received. I then mailed the envelopes in a U. S. Depository within the Town of New Windsor.

Patricia A. Barnhart
Patricia A. Barnhart

Sworn to before me this
1st day of September, 1992.

Deborah Green
Notary Public
DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1993

(TA DOCDISK#7-030586.AOS)

OFFICE OF THE BUILDING INSPECTOR - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Prelim.

#92-26

DATE: 8-11-92

Aug. 24th
7:30 p.m.

APPLICANT: CHRIS + STEVE BELLO
368 BYRON LANE
NEW WINDSOR 565-8842

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 7-27-92
FOR (BUILDING PERMIT) EXISTING DECK
LOCATED AT _____

_____ ZONE R4
DESCRIPTION OF EXISTING SITE: SEC: 75 BLOCK: 8 LOT: 4

IS DISAPPROVED ON THE FOLLOWING GROUNDS: 48-14 A(B)
SUCH BUILDING SHALL BE SET BACK
10' FROM ANY LOT LINE

Michael C. ...
BUILDING INSPECTOR

REQUIREMENTS	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE <u>R-4</u> USE _____		
MIN. LOT AREA _____		
MIN. LOT WIDTH _____		
REQ'D FRONT YD _____		
REQ'D SIDE YD. <u>10' FT</u>	<u>5' FT</u>	<u>5' FT</u>
REQ'D TOTAL SIDE YD. _____		

NEW WINDSOR 565-8842

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 7-27-92
FOR (BUILDING PERMIT) EXISTING DECK
LOCATED AT _____

ZONE R4

DESCRIPTION OF EXISTING SITE: SEC: 75 BLOCK: 8 LOT: 4

IS DISAPPROVED ON THE FOLLOWING GROUNDS: 48-14 A(B)
SUCH BUILDING SHALL BE SET BACK
10' FROM ANY LOT LINE

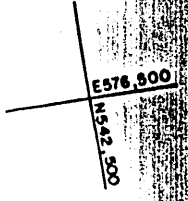
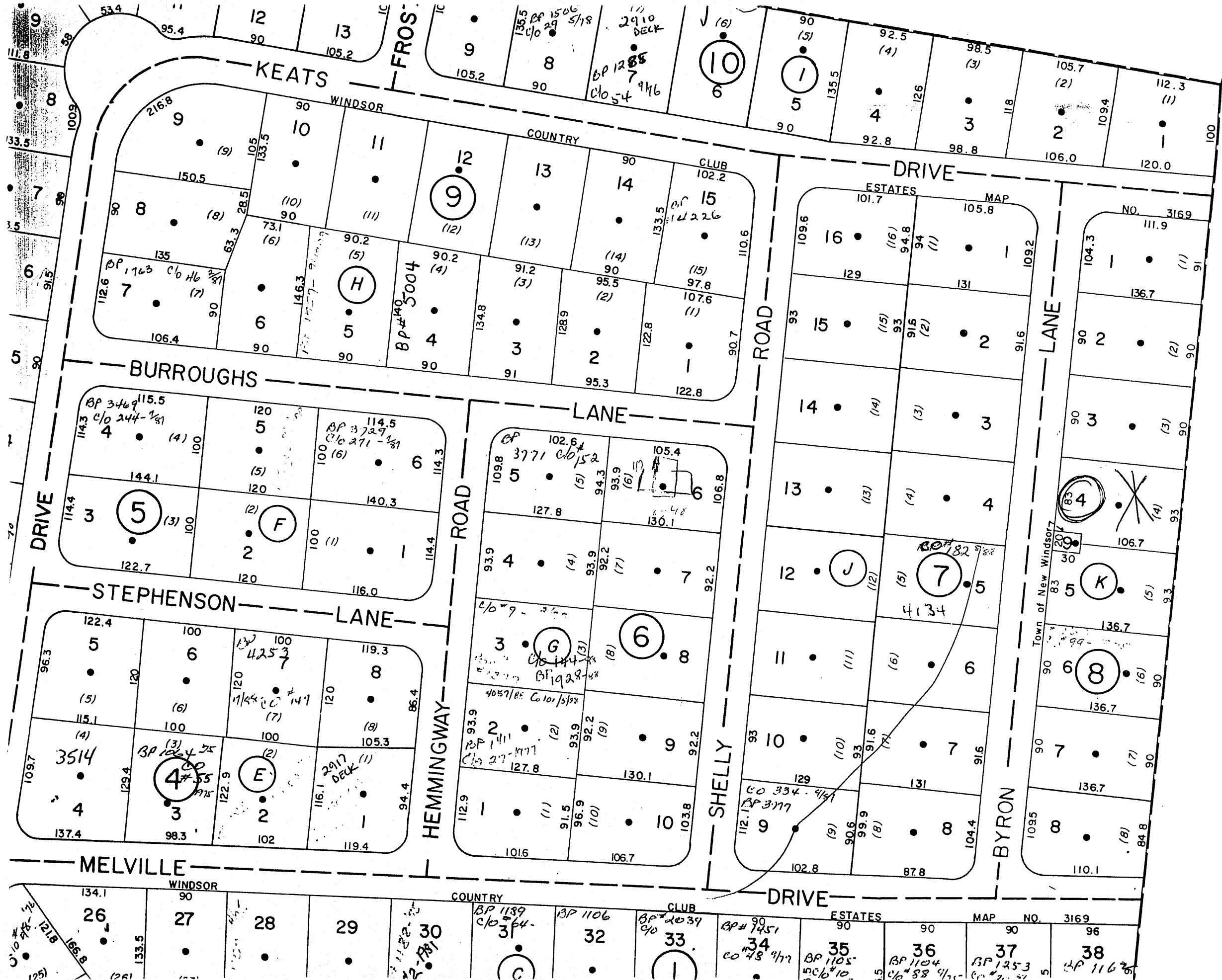
Michael C. Calkins
BUILDING INSPECTOR

REQUIREMENTS	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE <u>R-4</u> USE _____		
MIN. LOT AREA _____	_____	_____
MIN. LOT WIDTH _____	_____	_____
REQ'D FRONT YD _____	_____	_____
REQ'D SIDE YD. <u>10' FT</u>	<u>5' FT</u>	<u>5' FT</u>
REQ'D TOTAL SIDE YD. _____	_____	_____
REQ'D REAR YD. _____	_____	_____
REQ'D FRONTAGE _____	_____	_____
MAX. BLDG. HT. _____	_____	_____
FLOOR AREA RATIO _____	_____	_____
MIN. LIVABLE AREA _____	_____	_____
DEV. COVERAGE _____ %	_____ %	_____ %

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
[REDACTED] TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

114) 563-4630

CC: Z.B.A., APPLICANT, E.P. FILE



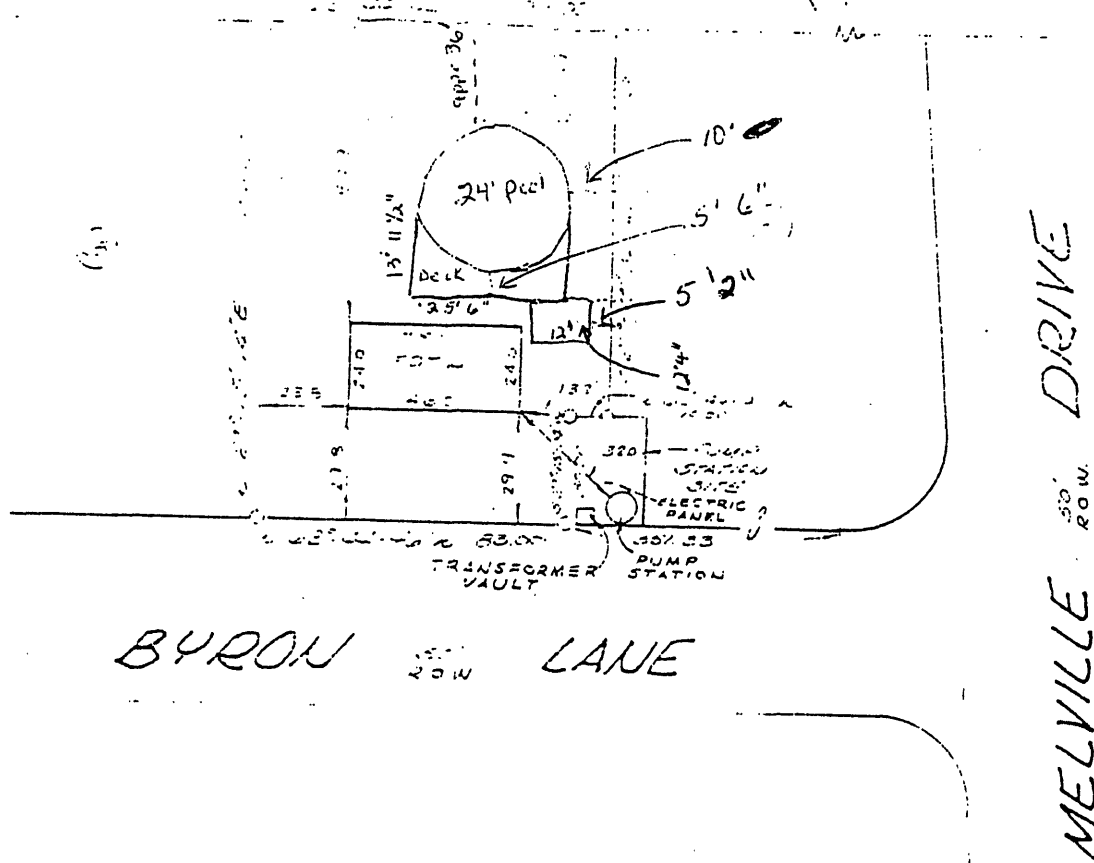
SECTION 4

565-8842

DOVE PROCEED

ALAN K. DOSOR

‘*Je suis un homme*’



UNAUTHORIZED ALTERATION OR ADDITION TO A
SURVEY MAP BEARING A LICENSED LAND
SURVEYOR'S SEAL IS A VIOLATION OF SECTION
7207, SUB-DIVISION 2, OF THE NEW YORK
STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT HAVING THE
EMBOSSD SEAL OF THE LAND SURVEYOR SHALL
NOT BE VALID.
GUARANTEES OR CERTIFICATIONS ARE NOT
TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS.

HOUSE MODEL-BI-LEVEL

HOUSE MODEL-BI-LEVEL

BEING LOT 4 BLOCK K
MAP OF 200000 COUNTRY CLUB ESTATES
FILED IN THE OFFICE OF THE
DEANAGE COUNTY CLERK
ON 1-1-78 AS MAP NO 969

DATE	TIME	BY
JAN - 1 - 1978	1:00 PM	D.P.
CANAL - 1 - 1978		
RECEIVED		
1 - 1978		

ADLER, CARUSO & YOUNG, P C
PROFESSIONAL ENGINEERS
82 DEMAREST MILL RD.
NAUQUET, N Y

OK
MB

IMPORTANT
REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

OTHER INSPECTIONS WILL BE MADE IN MOST CASES, BUT THOSE LISTED BELOW MUST BE MADE OR CERTIFICATE OF OCCUPANCY MAY BE WITHHELD. DO NOT MISTAKE AN UNSCHEDULED INSPECTION FOR ONE OF THOSE LISTED BELOW. UNLESS AN INSPECTION REPORT IS LEFT ON THE JOB INDICATING APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

1. WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
2. FOUNDATION INSPECTION. CHECK HERE FOR WATERPROOFING AND FOOTINGS DRAINS.
3. INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
4. WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
5. INSULATION.
6. PLUMBING FINAL & FINAL HAVE ON HAND ELECTRICAL INSPECTION DATA AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETED AT THIS TIME. WELL WATER TEST REQUIRED AND ENGINEERS CERTIFICATION LETTER FOR SEPTIC SYSTEM REQUIRED.
7. DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR. A DRIVEWAY BOND MAY BE REQUIRED.
8. \$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE INSPECTION TWICE.
9. PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION.
10. THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
11. SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
12. SEPTIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
13. ROAD OPENING PERMITS MUST OBTAINED FROM TOWN CLERKS OFFICE.
14. ALL BUILDING PERMITS WILL NEED A CERTIFICATION OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE AND THERE IS A FEE FOR THIS

Name of Owner of Premises Chris & Steve Bell
Address 368 Byron Lane New Windsor Phone 565-8842
Name of Architect
Address Phone
Name of Contractor Hudso
Address Phone
State whether applicant is owner, lessee, agent, architect, engineer or builder owner
If applicant is a corporation, signature of duly authorized officer.

Christiane Bell owner
(Name and title of corporate officer)

1. On what street is property located? On the North side of Byron Lane
(N.S.E. or W.)
and feet from the intersection of

CERTIFICATE OF OCCUPANCY MAY BE WITHHELD. DO NOT MISTAKE AN UNSCHEDULED INSPECTION FOR ONE OF THOSE LISTED BELOW. UNLESS AN INSPECTION REPORT IS LEFT ON THE JOB INDICATING APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

1. WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
2. FOUNDATION INSPECTION. CHECK HERE FOR WATERPROOFING AND FOOTINGS DRAINS.
3. INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
4. WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
5. INSULATION.
6. PLUMBING FINAL & FINAL HAVE ON HAND ELECTRICAL INSPECTION DATA AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETED AT THIS TIME. WELL WATER TEST REQUIRED AND ENGINEERS CERTIFICATION LETTER FOR SEPTIC SYSTEM REQUIRED.
7. DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR. A DRIVEWAY BOND MAY BE REQUIRED.
8. \$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE INSPECTION TWICE.
9. PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION.
10. THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
11. SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
12. SEPTIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
13. ROAD OPENING PERMITS MUST OBTAINED FROM TOWN CLERKS OFFICE.
14. ALL BUILDING PERMITS WILL NEED A CERTIFICATION OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE AND THERE IS A FEE FOR THIS

Name of Owner of Premises Chris & Steve Bello
Address 368 Byron Lane New Windsor Phone 565-8842
Name of Architect _____
Address _____ Phone _____
Name of Contractor Hudso
Address _____ Phone _____
State whether applicant is owner, lessee, agent, architect, engineer or builder owner
If applicant is a corporation, signature of duly authorized officer.

Christiane Bello owner
(Name and title of corporate officer)

1. On what street is property located? On the North side of Byron Lane
(N.S.E. or W.)
and _____ feet from the intersection of _____
2. Zone or use district in which premises are situated _____ Is property a flood zone? Yes _____ No ✓
3. Tax Map description of property: Section 75 Block 2 Lot 4
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
a. Existing use and occupancy _____ b. Intended use and occupancy recreation
5. Nature of work (check which applicable): New Building _____ Addition _____ Alteration _____ Repair _____
Removal _____ Demolition _____ Other existing deck
6. Size of lot: Front Rear _____ Depth _____ Front Yard _____ Rear Yard _____ Side Yard _____
Is this a corner lot? no
7. Dimensions of entire new construction: Front _____ Rear _____ Depth _____ Height _____ Number of stories _____
8. If dwelling, number of dwelling units _____ Number of dwelling units on each floor _____
Number of bedrooms _____ Baths _____ Toilets _____
Heating Plant: Gas _____ Oil _____ Electric/Hot Air _____ Hot Water _____
If Garage, number of cars _____
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____
10. Estimated cost _____ Fee \$50
(to be paid on this application)
11. School District Newburgh

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
 Approved.....19.....
 Disapproved a/c.....
 Permit No.

Office Of Building Inspector
 Michael L. Babcock
 Town Hall, 555 Union Avenue
 New Windsor, New York 12550
 Telephone 565-8807

Refer -

Planning Board.....
 Highway.....
 Sewer.....
 Water.....
 Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....7/27.....19..92

INSTRUCTIONS

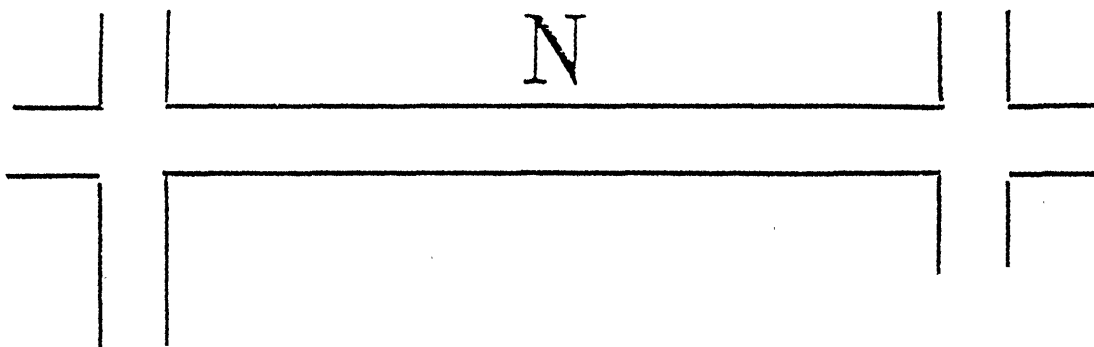
- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

.....Christiane Belle.....368 Byron Lane New Windsor Ny.....
 (Signature of Applicant) (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
 Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Refer -
Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals.....

APPLICATION FOR BUILDING PERMIT
Pursuant to New York State Building Code and Town Ordinances

Date..... 7/27..... 1992

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
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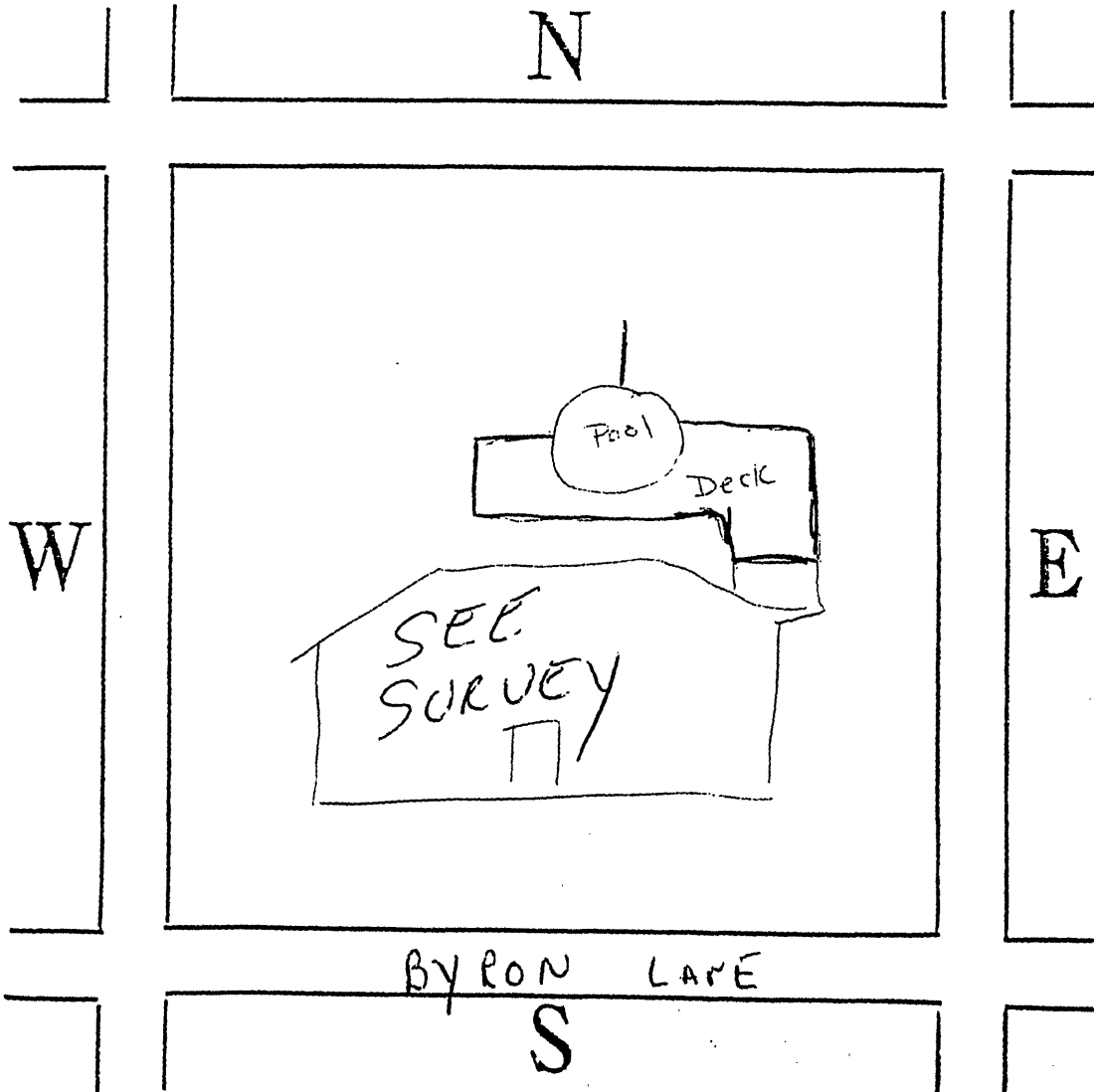
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.....
(Signature of Applicant)

..... 368 Byron Lane New Windsor, N.Y.
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 11th day of January, nineteen hundred and seventy-seven
BETWEEN INBRO HOMES, INC.,
a New York Corporation with offices and principal place of business
at Vails Gate, N. Y. (Box 162),

party of the first part, and **STEPHEN J. BELLO and CHRISTIANE R. BELLO**,
husband and wife, as tenants by the entirety, residing at 6 Second Road,
Monsey, N. Y., Apt. G-11,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Town of New Windsor, County of Orange and State of New

York, known and designated as Block K, Lot 4 on a certain map entitled,

"Windsor Country Club Estates" first dated 12/23/71, last dated 1/16/74, made

by Atzl, Scatassa and Busch, engineers, Nanuet, New York, filed in the

Orange County Clerk's Office 4/1/74 as Pocket 15, Folder A, Map #3169

(sheets 1 & 2).

SUBJECT to covenants, restrictions and easements of record, if any.

SUBJECT to a mortgage to the Heritage Savings Bank in the amount of
\$31,000.00.

This conveyance is made in the regular course of business as conducted
by the party of the first part.

~~TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and~~
~~roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances~~
and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO
HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of
the party of the second part forever.

party of the first part, and STEPHEN J. BELLO and CHRISTIANE R. BELLO,
husband and wife, as tenants by the entirety, residing at 6 Second Road,
Monsey, N. Y., Apt. G-11,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Town of New Windsor, County of Orange and State of New

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"Windsor Country Club Estates" first dated 12/23/71, last dated 1/16/74, made

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by the party of the first part.

~~TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and~~
~~roads abutting the above described premises to the center lines thereof, TOGETHER with the appurtenances~~
and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO
HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of
the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such consid-
eration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply
the same first to the payment of the cost of the improvement before using any part of the total of the same for
any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above
written.

IN PRESENCE OF:

INBRO HOMES, INC.

BY: Joseph R. R. R.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me
personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ORANGE

On the 11th day of January 1977, before me personally came Joseph Rosen to me known, who, being by me duly sworn, did depose and say that he resides at No. 555 North Avenue, Fort Lee, N. J. ;
that he is the Vice-Pres. of Inbro Homes, Inc.

in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

John W. Kinn
No. 6000, Public - Orany, Ariz. Co.
My Commission expires 3.26.78

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

INBRO HOMES, INC.

SS:

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me
personally came

LIBER 2057 PAGE 460

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me
personally came
the subscribing witness to the foregoing instrument, with
whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides at No. ;
that he knows ;

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

SECTION

BLOCK

LOT

COUNTY OR TOWN

STATE OF NEW YORK, COUNTY OF ORANGE

SS:

On the 11th day of January 1977, before me personally came Joseph Rosen to me known, who, being by me duly sworn, did depose and say that he resides at No. 555 North Avenue, Fort Lee, N. J. ; that he is the Vice-Pres. of Inbro Homes, Inc.

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

John W. Kato
No. 6 am. Public - Orange County
My Commission expires 3.30.78

STATE OF NEW YORK, COUNTY OF

SS:

On the _____ day of _____ 19____, before me personally came _____ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

INBRO HOMES, INC.

TO

STEPHEN J. BELLO and CHRISTIANE R. BELLO

SECTION

BLOCK

LOT

COUNTY OR TOWN

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

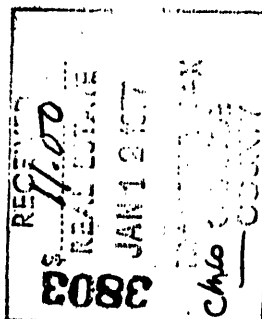
**CHICAGO TITLE
INSURANCE COMPANY**

Return by Mail to

Peter H. Neuman
337 Fulton Road
Newburgh N.Y.

Zip No. *12550*

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



137 3:03
117 3:03
2559
2559
Deeds
Examined
E. N. Whitfield

Pls. publish immediately. Send bill to below address.

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. 92-26

Request of STEPHEN + CHRISTIAUE BELLO

for a VARIANCE of

the regulations of the Zoning Local Law to

permit existing deck w/ insufficient
side yard;

being a VARIANCE of

Section 48-12-Table of Use/Bulk Regs. - Col. F.

for property situated as follows:

368 Byron lane, New Windsor, N.Y.

12553, known & designated as tax map

Section 75 - Blk. 8 - Lot 4.

SAID HEARING will take place on the 14th day of
Sept., 1992, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

Richard Fenwick
Chairman

By: Patricia A. Barnhart, Secy.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

53

August 28, 1992

Chris & Steve Bello
368 Byron Lane
New Windsor, NY 12553

Re: Tax Map Parcel: 75-8-4

Dear Mr. & Mrs. Bello:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$75.00, minus your deposit of \$25.00. Please remit the balance of \$50.00 to the Town Clerk's office.

Sincerely,

Leslie Cook (CD)

Leslie Cook
SOLE ASSESSOR

LC/cad
Attachments
cc: Pat Barnhart

Hawkins, Glenn R. & Nancy J.
220 Melville Dr.
New Windsor, NY 12553

Lynch, Thomas R. Jr. & Ellen M.
222 Melville Dr.
New Windsor, NY 12553

Blumenthal, Lyra & Curtis D.
224 Melville Dr.
New Windsor, NY 12553

Flashman, Bernard S. & Mary E.
226 Melville Dr.
New Windsor, NY 12553

Stumpf, Warren E. & Jean
336 Hemmingway Rd.
New Windsor, NY 12553

Stewart, James & Louise A.
318 Burroughs Lane
New Windsor, NY 12553

Toromanides, Michael & Eleni
350 Motor Parkway
Haupaug, NY 11788

Oates, Bernard J. & Peggy A.
347 Shelly Rd.
New Windsor, NY 12553

Jackson, Leroy A. & Jennifer P.
345 Shelly Rd.
New Windsor, NY 12553

Schoffemeer, Ronald & Leslie R.
343 Shelly Rd.
New Windsor, NY 12553

Herr, Gregory D. & Sandra
213 Melville Dr.
New Windsor, NY 12553

Lennon, James J. & Helene M.
375 Byron Lane
New Windsor, NY 12553

Filipkowski, Raymond R. & Elizabeth
373 Byron Lane
New Windsor, NY 12553

Berger, Marc David & Barbara
371 Byron Lane
New Windsor, NY 12553

Pandolli, Peter & Ernestine
369 Byron Lane
New Windsor, NY 12553

McGuire, Curt G. & Maria D. Salotti
367 Byron Lane
New Windsor, NY 12553

Delarosa, Manuel E. & Lourdes
365 Byron Lane
New Windsor, NY 12553

Cahill, Harold V. & Nancy J.
363 Byron Lane
New Windsor, NY 12553

Curtin, Paul D. & Sandra Leary
221 Melville Dr.
New Windsor, NY 12553

Peppersberg, Murray J.
P.O. Box 4145, 219 Melville Dr.
New Windsor, NY 12553

Hogan, Daniel & Ann Marie
Shelly Rd.
New Windsor, NY 12553

Hinspeter, Margaret
344 Shelly Rd.
New Windsor, NY 12553

Casto, Roland D. & Sheila S.
346 Shelly Rd.
New Windsor, NY 12553

Spencer, Richard M. & Lisa C.
348 Shelly Rd.
New Windsor, NY 12553

McManus, Barbara
350 Shelly Rd.
New Windsor, NY 12553

D'Esposito, Celeste
352 Shelly Rd.
New Windsor, NY 12553

Pielli, Richard P. & Kim A.
354 Shelly Rd.
New Windsor, NY 12553

Slifstein, Arnold & Diane
94 Keats Dr.
New Windsor, NY 12553

Kelliher, Michael J. & Eileen T.
372 Byron Lane
New Windsor, NY 12553

Diker, Larry & Charlotte
370 Byron Lane
New Windsor, NY 12553

Toromanides, Harry & Eleni
366 Byron Lane
New Windsor, NY 12553

Meyer, Bruce & Karen
364 Byron Lane
New Windsor, NY 12553

Pierri, Nicholas J. & Margaret
362 Byron Lane
New Windsor, NY 12553

Scott, Edwin B. & Suzanne M.
9F VanCortland Circle
Beacon, NY 12508

Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

Ritosa, Joseph & Maria
323 Burroughs Lane
New Windsor, NY 12553

Scalia, Joseph M. & Teresa C.
321 Burroughs Lane
New Windsor, NY 12553

Lauria, Michael R. & Jane
86 Keats Dr.
New Windsor, NY 12553

Peffer, Ralph C. & Mary E.
88 Keats Dr.
New Windsor, NY 12553

Wolfe, Gerald & Eva-Maria
c/o Serpa Lenna
Sycamore Gardens
Apt. 39 Route 94
New Windsor, NY 12553

Schaefer, Warren L. & Marion Knox
95 Keats Dr.
New Windsor, NY 12553

D'Esposito, Victor & Rose
93 Keats Dr.
New Windsor, NY 12553

Eng, Ben & Irena
91 Keats Dr.
New Windsor, NY 12553

Grieco, Stephen & Donna
89 Keats Dr.
New Windsor, NY 12553

Stiller, James & Jeanne
342 Nina St.
New Windsor, NY 12553

Lehman, Gail
340 Nina St.
New Windsor, NY 12553

Kostenblatt, Mary & William
338 Nina St.
New Windsor, NY 12553

De Milt, Brendan F. & Susan D.
336 Nina St.
New Windsor, NY 12553

Wallace, Marilyn
334 Nina St.
New Windsor, NY 12553

Laborer's Local 17 Training & Educational Trust Fund
305B Little Britain Rd.
Newburgh, NY 12550

Dellafiora, Janet
52 Steele Rd.
New Windsor, NY 12553

Schaller, Patricia H. & Kurt A. & Stephen
54 Steele Rd.
New Windsor, NY 12553

Mac Nary, Lawrence F.
1 Far Horizons Dr.
Newburgh, NY 12550

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

92-26.

Date: 8/25/92

I. ✓ Applicant Information:

- (a) STEPHEN + CHRISTIANE BELLO 368 Byron LA NW 565-8842
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. ✓ Property Information:

- (a) R-4 368 Byron LA New Windsor 75-8-4 136.68 X 93.00
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? NONE
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? JAN 11, 1977.
- (e) Has property been subdivided previously? NO
- (f) Has property been subject of variance previously? NO.
If so, when? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: N/A

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

N/A.
 (b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. ✓ Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. F.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>10 ft.</u>	<u>5 ft.</u>	<u>5 Feet</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		
Parking Area		

* Residential Districts only

** No-residential districts only

✓(b) The legal standard for an "area" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you may have made to alleviate the difficulty other than this application.

Being that the deck was built around our pool moving both would entail a large expense. Besides the expense it would require disturbing the land due to excavating. Our only other option is to cut off part of the deck but that would destroy its appearance and make it less functional.

VI. Sign Variance: N/A

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1			
Sign 2			
Sign 3			
Sign 4			

(b) ^{N/A.} Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

(c) ^{N/A.} What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation. ^{N/A.}

(a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

(b) Describe in detail the proposal before the Board:

VIII. ✓ Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The deck in its present state has been enhanced with several shrubs around its perimeter. We planted a CRIMSON RED MAPLE TO SERVE AS SHADE FOR PART OF THE DECK. We feel it ADDS TO ENHANCE OUR PROPERTY.

IX. ✓ Attachments required:

- X Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- X Copy of tax map showing adjacent properties.
- N/A. Copy of contract of sale, lease or franchise agreement.
- X Copy of deed and title policy.
- X Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- N/A. Copy(ies) of sign(s) with dimensions and location.
- ✓ Two (2) checks, one in the amount of \$ 50.00 and the second check in the amount of \$ 250.00, each payable to the TOWN OF NEW WINDSOR.
- X Photographs of existing premises from several angles.

X. Affidavit.

Date: August 25, 1992.

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Stephene Christian B. Bello
(Applicant)

Sworn to before me this

25 day of Aug, 1992

XI. ZBA Action:

172
Marilyn E. Ryan
Marilyn E. Ryan
Notary Public, State of New York
County of Ulster
Commission Expires July 21, 1994

(a) Public Hearing date: _____

(b) Variance: Granted () Denied ()

(c) Restrictions or conditions: _____

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)